

52-99

BK 7388 PG 189

NO TRANSFER
TAX PAID

WARRANTY DEED
(Joint Tenancy)

014154

George H. Cox, of Waterville, Kennebec County, Maine, for consideration paid,
grants to Bruce H. Pooler and Cynthia Pooler, of Rome, Kennebec County, Maine,
with *Warranty Covenants, as joint tenants*, the land in Waterville, Kennebec County
and State of Maine, more particularly bounded and described as follows, to-wit:

PARCEL ONE

A certain lot or parcel of land with the buildings thereon situated in
Waterville, Kennebec County, Maine, and bounded and described as
follows, to wit:

Lot Numbered Thirteen (13) lying on the northerly side of Sanger
Avenue, according to a survey and plan of the Sanger Avenue lots, made by
Ira E. Getchell and recorded in Kennebec Registry of Deeds, to which plan
reference is hereby made.

Another certain lot or parcel of land situate in said Waterville, further
bounded and described as follows, to wit:

A strip of land eight (8) feet wide off the easterly side of Lot
Numbered Twelve (12) on said plan and lying westerly of and adjacent to
the first above described parcel.

Being the same premises conveyed to George H. Cox and Beverly H.
Cox as joint tenants by deed of William Poulin, a/k/a William Pooler, dated
July 24, 1956 and recorded in Kennebec County Registry of Deeds in Book
1053, Page 276. The said Beverly H. Cox is deceased and George H. Cox is
the surviving joint tenant.

PARCEL TWO

A certain lot or parcel of land situated in Waterville, County of
Kennebec, State of Maine, bounded and described as follows, to wit:

Being Lot Number Twelve (12) lying on the northerly side of Sanger
Avenue according to a survey and plan of the Sanger Avenue lots made by
Ira E. Getchell and recorded in Kennebec County Registry of Deeds, Plan
Book 2, Page 147, to which plan reference is hereby made.

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EXCEPTING from the aforesaid Lot Number Twelve (12) a strip of land eight (8) feet wide off the easterly side of said Lot Number Twelve (12) as conveyed to George H. Cox et al. By deed dated July 24, 1956 and recorded in Kennebec County Registry of Deeds, Book 1053, Page 276.

Being the same premises conveyed to George H. Cox and Beverly H. Cox as joint tenants by deed of Beverly H. Cox, Erlon R. Howe, Virginia H. York and Evelyn H. Marshall dated April 23, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1913, Page 140. The said Beverly H. Cox is deceased and George H. Cox is the surviving joint tenant.

WITNESS my hand this 6th day of May, 2003.

Diana F. Chapman
Witness

George H. Cox
George H. Cox

State of Maine
Kennebec, ss

May 6, 2003

Then personally appeared the above named **George H. Cox** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Robert J. Ringer, Jr.
Robert J. Ringer, Jr.
Notary Public

JABAR, BATTEN, RINGER & MURPHY, ATTORNEYS AT LAW, ONE CENTER STREET, WATERVILLE, MAINE 04801

RECEIVED KENNEBEC SS.
2003 MAY -7 AM 9:00

ATTEST: *[Signature]*
REGISTER OF DEEDS